



St. Mary's View, Saffron Walden, CB10 2GF

CHEFFINS

St. Mary's View

Saffron Walden,
CB10 2GF

- Detached family home
- Three bedrooms
- Principal bedroom with en suite
- Garage & off-street parking
- Private south facing garden
- Chain free

A well proportioned three bedroom detached home, set in a quiet cul-de-sac. The property enjoys light and bright accommodation, with a private south facing rear garden, garage and driveway. Offered with no upward chain.



Guide Price £535,000





LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

GROUND FLOOR

ENTRANCE HALL

A solid timber entrance door, staircase rising to the first floor and door to:-

SITTING ROOM

A dual aspect room with double glazed bay window to the front aspect and a further double glazed window to the side aspect, wall mounted electric fire, door leading to the kitchen and opening to:-

DINING ROOM

A pair of double glazed sliding doors to:-

CONSERVATORY

A spacious conservatory with tiled flooring, double glazed three quarter height windows and a pair of double glazed doors providing access and views onto the south facing garden.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, ceramic sink unit, hob with double oven below, integrated dishwasher, free-standing fridge freezer, washing machine and tumble dryer, wall mounted gas boiler, tiled flooring and understairs larder cupboard with shelving. Double glazed window with views of the garden through the

conservatory, double glazed door providing access onto the terrace and garden beyond.

CLOAKROOM

Comprising low level WC, wash basin and tiled flooring.

FIRST FLOOR

LANDING

Access to the loft space and built-in airing cupboard.

BEDROOM 1

A wide double glazed window to the front aspect with a pleasant outlook and built-in wardrobe.

EN SUITE

Comprising a ceramic wash basin with vanity unit below, low level WC, large shower enclosure and obscure double glazed window.

BEDROOM 2

A spacious dual aspect room with double glazed windows to the front and rear aspects.

BEDROOM 3

Double glazed window to the rear aspect overlooking the garden and surroundings.

BATHROOM

Comprising panelled bath with

hand-held shower attachment, low level WC, pedestal wash basin and obscure double glazed window.

OUTSIDE

The property is set within a quiet, no-through road. To the front of the property is a driveway providing off-street parking and access to the garage. Wrought iron railings and gate lead to the front door and pathway to the south facing rear garden which is predominantly laid to lawn with an adjoining paved terrace, gravelled seating area and well stocked flower borders.

INTEGRAL GARAGE

Fitted with an up and over door, power and lighting connected. The garage provides scope for conversion into additional living space, subject to needs and relevant planning approval.

VIEWINGS

By appointment through the Agents.





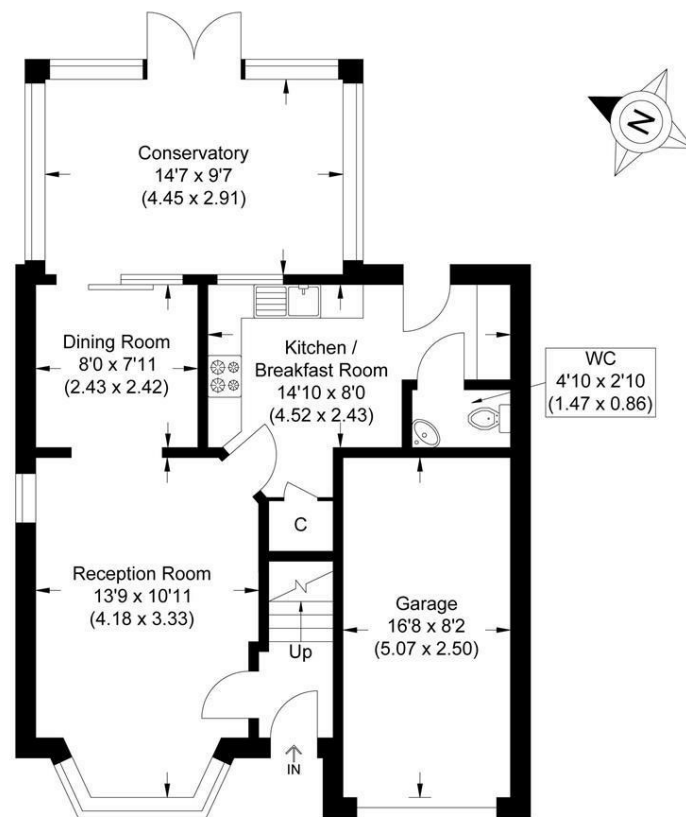
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £535,000

Tenure - Freehold

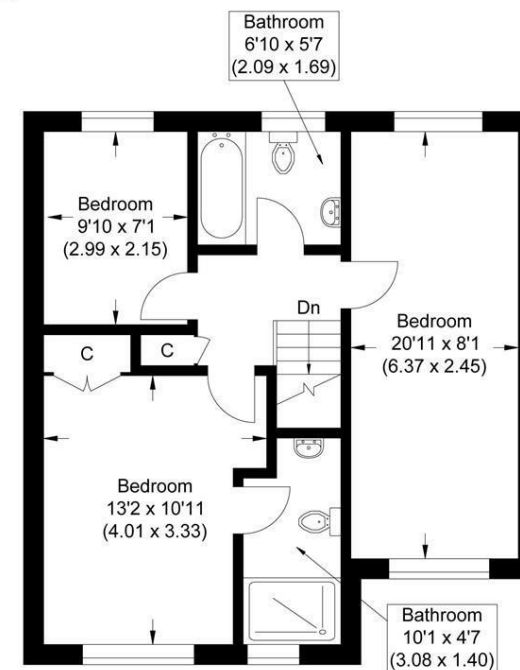
Council Tax Band - E

Local Authority - Uttlesford



Ground Floor

Approximate Gross Internal Area
116.35 sq m / 1252.38 sq ft
(Includes Garage)
Garage Area 12.67 sq m / 136.37 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.